



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

November 18, 2010

Michael Salinas
Project Manager
County of Loudoun Department of Planning
1 Harrison Street, S.E., 3rd Floor
Leesburg, VA 20175

SUBJECT: CPAM 2009-0001, Route 28 Keynote Employment Policies Comprehensive Plan Amendment

Dear Mr. Salinas:

Thank you for the notification regarding the Route 28 Keynote Employment Policies Comprehensive Plan Amendment (CPAM) public hearing schedule. This CPAM considers revisions to the Revised General Plan for the Loudoun County Route 28 Corridor which generally extends from Rt. 28 at the Fairfax County border to Route 7. As drafted by the Loudoun County Planning Commission Subcommittee on October 27, 2010, the proposed revisions to the General Plan encourage more, predominantly commercial, development to create a major employment center. The focus of higher intensity development would be centered in a core area of office clusters, three mixed use centers and an urban center in locations along Route 28 as indicated on the attached Land Development Pattern map. The ranges of development intensity proposed in the Route 28 Corridor are as follows:

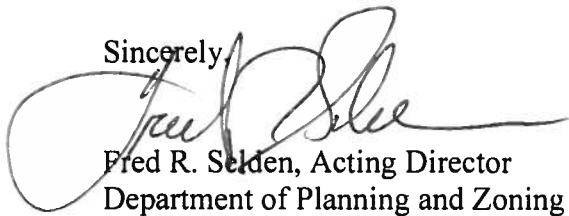
- Route 28 Industrial Areas: .20 to .40 FAR
- Route 28 Business Areas: .40 to 1.0 FAR
- Office Clusters: .60 to 1.0 FAR
- Existing Planned Urban Center: 1:0 FAR non-residential / 16-24 du/ac residential
- Northern Mixed Use Center: 1.0 to 1.5 FAR
- Central Mixed Use Center: 1.0 to 1.5 FAR
- Southern Mixed Use Center: 1.5 to 2.0 FAR

On October 27, 2010, the Route 28 CPAM Planning Commission Subcommittee received build-out comparison information. According to this information, the proposed change to the Revised General Plan has the potential to add between 20 and 32 million square feet of development to the Route 28 Corridor. The Fairfax County Department of Transportation estimates that this level of development potential could add over 280,000 daily vehicle trips to the area roadway network.

The Route 28 CPAM could result in significant increases in the region's development potential and vehicle trips. Fairfax County staff encourages Loudoun County to conduct a thorough transportation analysis as part of the consideration of the Route 28 CPAM so that there is a full understanding of the potential impact to the area roadway network and the transit and roadway improvement that may be needed in the future.

Thank you for continuing to provide us information about the Route 28 Keynote Employment Policies CPAM. Fairfax County's Department of Planning and Zoning and Department of Transportation staff provide comments on Loudoun County's Plan amendments solely for the purpose of identifying issues that we believe need to be addressed. A recommendation for either approval or denial should not be inferred. These comments represent the staff analysis and do not reflect a position of the Fairfax County Board of Supervisors. Thank you in advance for consideration of our comments. Please call Clara Quintero Johnson of my staff at (703) 324-1380 if you have any questions.

Sincerely,



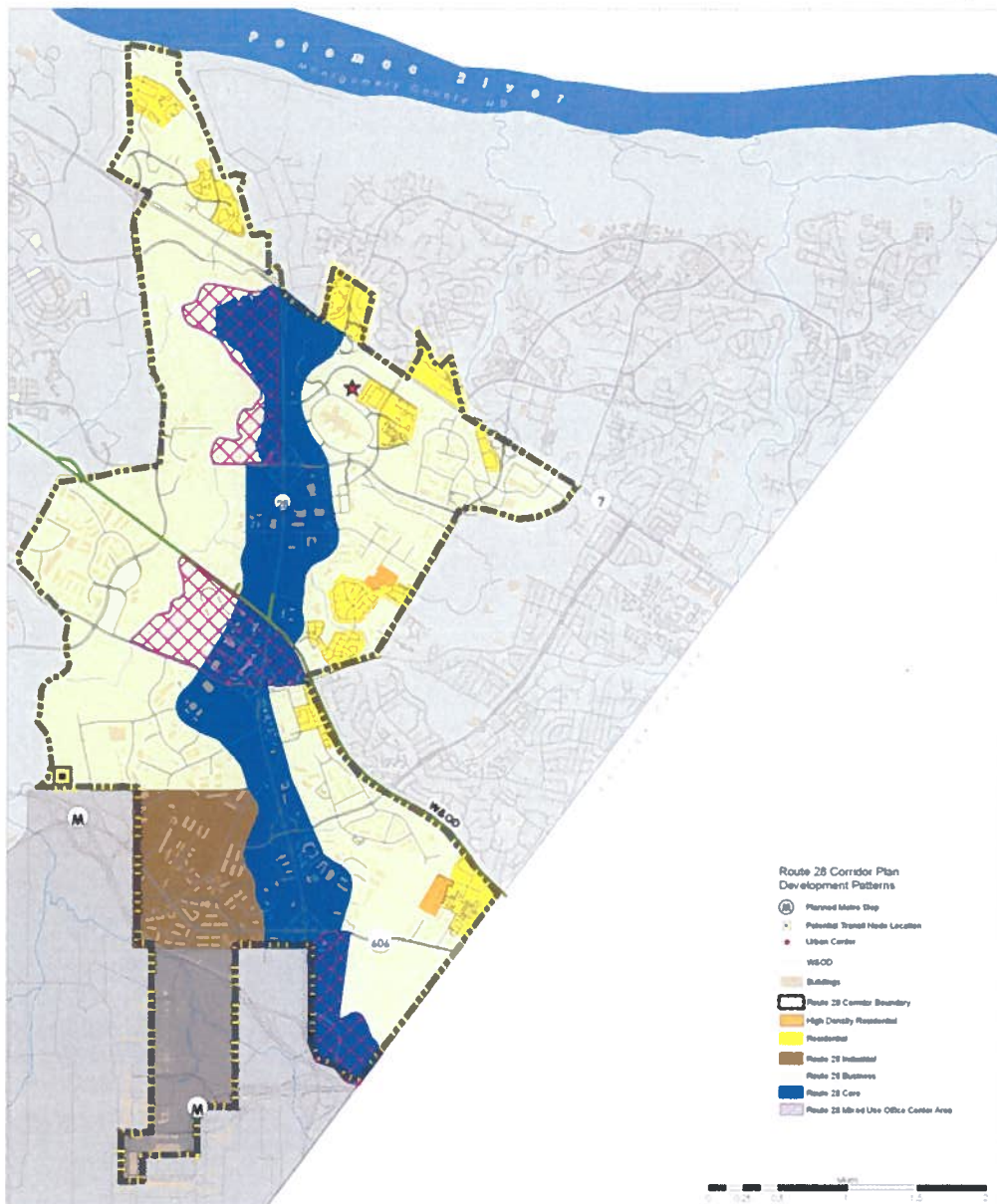
Fred R. Selden, Acting Director
Department of Planning and Zoning

FRS/CQJ

Attachment a/s

cc: Sharon Bulova, Chairman, Fairfax County Board of Supervisors
John W. Foust, Dranesville District Supervisor
Catherine M. Hudgins, Hunter Mill District Supervisor
Michael R. Frey, Sully District Supervisor
Anthony H. Griffin, County Executive
Robert A. Stalzer, Deputy County Executive
Marianne Gardner, Department of Planning and Zoning
Leonard Wolfenstein, Department of Transportation
Clara Quintero Johnson, Department of Planning and Zoning
Garrett Moore, District Administrator, Northern Virginia District (NOVA),
Virginia Department of Transportation, (VDOT)
Paul Kraucunas, Land Development Project Manager, NOVA, VDOT
Renee Hamilton, Transportation and Land Use Manager Arlington/Fairfax,
NOVA, VDOT

Route 28 Corridor Plan Land Development Patterns



Loudoun County Department of Planning
Loudoun County Office of Mapping and Geographic Information

Date Mapped 10-28-2010
Map Number 2010-186